



County of Monterey Planning Commission

Agenda Item No.1

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Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

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September 10, 2025

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PLN240088 - CHING LILLY

Public hearing to consider the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios, and the removal of 27 protected trees.

Project Location: 2825 Congress Road, Pebble Beach, Greater Monterey Peninsula Area Plan

Proposed CEQA action: Find the project Categorically Exempt pursuant to CEQA Guidelines section 15303, and there are no exceptions under Section 15300.2

RECOMMENDATION:

It is recommended that the Planning Commission adopt a resolution to:

- 1) Find that the project qualifies as a Class 3 Categorical Exemption pursuant to CEQA Guidelines section 15303, and there are no exceptions pursuant to section 15300.2; and
- 2) Approve a Combined Development Permit consisting of:
 - a. A Design Approval to allow the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios; and
 - b. A Use Permit to allow the removal of 27 protected trees.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**), subject to 11 conditions of approval.

PROJECT INFORMATION:

Agent: Kuan Chang

Property Owner: Lilly Ching

APN: 007-103-009-000

Parcel Size: 16,552 square feet

Zoning: Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or "MDR/B-6-D-RES"

Plan Area: Greater Monterey Peninsula Area Plan

Flagged and Staked: yes

Project Planner: Joseph Alameda, Associate Planner

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SUMMARY/DISCUSSION:

The property is located at 2825 Congress Road, Pebble Beach (Assessor's Parcel Number 007-103-009-000), Greater Monterey Peninsula Area Plan. The parcel is zoned Medium Density Residential with Building Site 6, Design Control, and Recreational Equipment Storage overlays or

“MDR/B-6-D-RES”. The proposed project involves the construction of a 4,312 square foot single-family dwelling with a 438 square foot attached garage and 726 square feet of porches and patios. The project also involves the removal of 27 protected trees, which is an allowed use subject to the granting of a Use Permit. Implementation of the project would require 155 cubic yards of cut and 305 cubic yards of fill. Potable water will be provided to the parcel by the Monterey Peninsula Water Management District (MPWMD), and wastewater will be handled by the Pebble Beach Community Services District.

Based on staff’s review, the project is consistent with applicable goals and policies in the 2010 General Plan, policies in the Greater Monterey Peninsula Area Plan, and Title 21 Zoning Ordinance.

Design Review

Residences within the vicinity of the project site are eclectic in architectural style, ranging from modern-style homes to craftsman-style homes. The single-family dwelling would have a modern architectural style with rural finishes consisting of brown, green, gray, and bronze painted stucco, natural stone, and aluminum reveal trim. The property is surrounded by mature Coast live oaks and Monterey pines, and other native vegetation, along with nearby large custom residences. The proposed exterior finishes would not detract from the surrounding natural environment and would be consistent with the surrounding residential neighborhood character. A standard condition of approval has been applied to ensure that all exterior lighting is down-lit, unobtrusive, and harmonious with the area.

Figure 14 of the Greater Monterey Peninsula Area Plan (Scenic Highway Corridors and Visual Sensitivity Map) indicates the subject property as not being in an area designated as sensitive or highly sensitive. The subject property is not along a scenic highway corridor or in the critical viewshed. As confirmed on a site visit, intervening vegetation and existing development block the project site’s visibility from common public viewing areas. Accordingly, the proposed residence and accessory structures would not create any adverse visual impacts. Therefore, as proposed and conditioned, the project assures protection of the public viewshed and visual integrity.

Tree Removal

The lot is heavily forested and thus, avoiding tree removal entirely is unfeasible for any reasonable development. The project includes an application for the removal of 27 protected trees. Pursuant to Title 21 section 21.64.260.D.3.a, an Arborist report (County of Monterey Library No. LIB250081; **Exhibit D**) was prepared to evaluate the health, structure, and preservation suitability for each tree within or adjacent to the proposed development. The Arborist report inventoried a total of 45 trees within the subject property and determined that most of these are in fair or poor condition. Per the project Arborist, the trees in fair condition are in average vigor for the area but are showing signs of California oak worm, pitch canker, oak branch canker, foamy bark canker, oak ambrosia beetles, oak bark beetles, and/or Phytophthora root and crown rot. As proposed, 27 trees would be removed with implementation of this project, including 22 Coast live oaks and 5 Monterey pines. No landmark trees are proposed for removal.

The single-family dwelling is consistent in size with other single-family dwellings within the surrounding neighborhood, which range in size between 4,000 to 6,000 square feet. Eighteen of the trees to be

removed are within the development footprint (structure and driveway). The remaining trees to be removed are either within grading limits or are within close proximity (5-10 feet) to the development, where greater than 50% of their critical root zones will be impacted and are therefore recommended for removal. In addition to being impacted by grading activities, the removal of these trees within close proximity to the development also helps to reduce fuel loads near the proposed residential development, consistent with State fuel management guidelines. Therefore, staff believe that the proposed tree removal is the minimum required under the circumstances of this case.

The Project Arborist concluded that the subject property is already overcrowded and does not have adequate space for the replanting of 27 trees after the construction of the single-family dwelling, while also managing onsite fuel loads. Therefore, the arborist recommends the replanting of two 15-gallon Monterey pines and eight 15-gallon coast live oaks. Replanting only ten trees also ensures the property's fuel loads can be adequately managed. If replanted on a 1:1 ratio, the replanted 15-gallon trees would be unlikely to survive due to the overcrowded condition and being outcompeted by surrounding mature trees. Accordingly, Condition No. 11 requires the applicant to replant two 15-gallon Monterey pine trees and eight 15-gallon coast live oak trees.

OTHER AGENCY INVOLVEMENT:

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- Environmental Health Bureau
- HCD-Engineering Services
- HCD-Environmental Services
- Pebble Beach Community Services District
- Del Monte Forest Land Use Advisory Committee

LAND USE ADVISORY COMMITTEE

The proposed project was reviewed by the Del Monte Forest LUAC on May 15, 2025. The LUAC recommended approval of the project by a vote of 5-0 (**Exhibit C**) but expressed concerns relative to the size of the driveway. The proposed driveway is simple and direct, and provides adequate fire truck turnaround, while also minimizing tree removal.

Prepared by: Joseph Alameda, Associate Planner, (831)-783-7079

Reviewed by: Fionna Jensen, Principal Planner

Approved by: Melanie Beretti, AICP, Chief of Planning

The following attachments are on file with the HCD:

Exhibit A - Draft Resolution including:

- Conditions of approval
- Site Plans

Exhibit B - Vicinity Map

Exhibit C - LUAC Minutes

Exhibit D - Arborist Report

cc: Front Counter Copy; Planning Commission; Pebble Beach Community Services District (fire);

HCD-Environmental Services; HCD - Engineering Services; Environmental Health Bureau; Joseph Alameda, Project Planner; Fionna Jensen, Principal Planner; Lilly Ching, Property Owner; Kuan Chang, Agent/Architect; The Open Monterey Project (Molly Erickson); Laborers International Union of North America (Lozeau Drury LLP); Christina McGinnis, Keep Big Sur Wild; LandWatch; Project File PLN240088.